

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 11, 1977, in the Council Chamber, third floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy, Marzari,
Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT the Minutes of the Regular Council meeting of December 14, 1976, with the exception of the 'In Camera' portion, the Minutes of the Special Council meeting (Public Hearing) of December 14, 1976, and the Minutes of the Inaugural Council meeting of January 5, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS & CITY MANAGER'S REPORTS

Building & Planning Matters
(January 7, 1977)

Development of Salish Subdivision
in the Musqueam Indian Reserve
(Clause 2)

Council heard representation from the following with respect to this clause of the Manager's report on development of the Salish Subdivision in the Musqueam Indian Reserve:

- Mr. M.C. Quick, Chairman of the Salish Park Residents' Committee addressed Council and filed a brief in which he stated that, in his opinion, the matters of provision of water, traffic problems arising from the proposed development and garbage collection provisions, etc., need further consideration. The brief concluded with a statement that it would appear from discussions that the Committee has had with the Musqueam Indian Band, that reasonable agreement can be reached on the issues in question and urging Council to reconsider the items referred to in the brief.
- Chief D. Guerin of the Musqueam Indian Band expressed the hope that the Band will be able to commence construction on this development by Spring. He agreed that there are some points of concern and indicated the Band is willing

cont'd....

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DELEGATIONS & CITY MANAGER'S REPORTS (cont'd)

Development of Salish Subdivision
in the Musqueam Indian Reserve
(cont'd)

to discuss these problems and suggested that Council establish an appropriate committee to resolve these matters. He requested that discussion on the problems be ongoing during construction of the project.

- Mr. R.J. Guerin, Land Development Officer, Musqueam Indian Band, addressed Council and filed a brief. He also requested that a committee be established to resolve the problems that exist in relation to this development. He further stated the Band wishes to retain control of the proposed park.
- Mr. Hamilton, Architect for the development, also addressed Council on a number of points.
- Mr. Grosvenor, resident of Vancouver, requested Council not to approve amendment of the Agreement to permit the proposed development on the grounds that this would be spot zoning.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in this Clause be approved.

(Referred)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this Clause be referred to the Planning and Development Committee for discussion with representatives of the Band, with particular reference to the nature and development of the park.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

Hardship Application -
2405 West 6th Avenue (Clause 5)

Mr. C. Bekiaris appeared before Council to appeal the decision of the Hardship Committee that his application to retain the illegal basement dwelling unit at 2405 West 6th Avenue be refused. Mr. Bekiaris advised that, since he had appeared before the Hardship Committee, his wife has been laid off with a resultant change of their income status.

MOVED by Ald. Rankin,
THAT permission be granted to Mr. C. Bekiaris to retain the illegal basement dwelling unit at 2405 West 6th Avenue for one year.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Overall Planning Program -
Statements Endorsed in Principle

On November 9, 1976, Council approved the recommendation of the Standing Committee on Planning and Development that the statements of the Director of Planning on overall planning be endorsed in principle and referred to the incoming Council.

MOVED by Ald. Rankin,
THAT this matter be referred to the Standing Committee on Planning and Development for further consideration.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS (cont'd)

2. Appointment of Council Members
to Vancouver Resources Board

At its Inaugural meeting on January 5, 1977, Council deferred appointment of Council members to the Vancouver Resources Board to this meeting of Council.

The Mayor advised that he had recommended and now nominates Aldermen Ford and Rankin as Council's representatives on the Vancouver Resources Board. He then called for any further nominations from Council. Alderman Harcourt nominated Alderman Marzari.

Ballots were taken on these nominations and Aldermen Ford and Marzari were elected as Council's representatives.

MOVED by Ald. Puil,

THAT Aldermen Ford and Marzari be appointed as Council's representatives to the Vancouver Resources Board.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Property Situated at N/W
Corner of Prior & Jackson

Pastor A. Girard requested an opportunity to appear before Council on the purchase of property at 823 Jackson Avenue.

MOVED by Ald. Rankin,

THAT the delegation request from Pastor Girard be granted.

- CARRIED UNANIMOUSLY

2. Fire By-law

Council noted a request from the Committee of Tenants, 1101 Nicola Street, to appear as a delegation on the subject of the Fire By-law.

The Mayor advised that the Fire Chief is organizing an orientation session for Council members with particular reference to fire by-law enforcement over the past two years.

MOVED by Ald. Gibson,

THAT the delegation be heard following the briefing session by the Fire Chief for Council members;

FURTHER THAT the Fire Chief be invited to be present when the delegation appears before Council.

- CARRIED UNANIMOUSLY

3. Request for Sponsorship of
Luncheon at 1977 Conference

In a letter dated November 30, 1976, Mr. M.J. Exely, Chairman, Canadian Society of Club Managers, requested Council to financially support a luncheon at the Annual Conference of the Canadian Society of Club Managers to be held in Vancouver in July, 1977.

MOVED by Ald. Harcourt,

THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)4. Percy Norman Indoor
Pool Renovations

At the suggestion of the Mayor, it was agreed to defer consideration of the letter from the Park Board on the Percy Norman Indoor Pool renovations for consideration with the Manager's report on the 1977 Park Board Capital Request.

5. Burrard Inlet Ferry Service

Mr. R.W. Long, Deputy Minister of Municipal Affairs, invited Council to participate in a North Shore Transit Planning Committee to discuss relevant transit service related to the inauguration of the Burrard Inlet Ferry Service this year.

MOVED by Ald. Puil,

THAT Council accept the invitation to participate in a North Shore Transit Planning Committee;

FURTHER THAT the Chairman of the Transportation Committee, the Director of Planning and the City Engineer be Council's representatives on this Committee.

- CARRIED UNANIMOUSLY

6. 41st and 49th Avenues
Bus Service

Council had before it a letter from the Assistant General Manager Transportation, B.C. Hydro and Power Authority, replying to comments of delegations at the Council meeting on November 30, 1976, on recent changes in bus service on 41st and 49th Avenues.

MOVED by Ald. Harcourt,

THAT the communication from B.C. Hydro and Power Authority on recent changes in bus service on 41st and 49th Avenues, be received for information.

- CARRIED UNANIMOUSLY

7. 1976 Census of Canada

In a letter dated December 21, 1976, the Assistant Chief Statistician of 1976 Census of Canada, advised that due to a transcribing error, the 1976 Census preliminary population count for the City of Vancouver is 407,226 permanent residents rather than 396,563 stated previously. The letter also contained additional information on resident figures for the City.

MOVED by Ald. Brown,

THAT the letter from the Assistant Chief Statistician of 1976 Census of Canada be received for information.

- CARRIED UNANIMOUSLY

8. Licensing of Neighbourhood Pubs

The B.C. Liquor Administration Branch advised that the licensing of neighbourhood pubs within the Province is to undergo a complete study. The Branch requested that the City withhold any further processing of neighbourhood pub applications until the Minister has had the results of the study and has reviewed the matter.

MOVED by Ald. Bellamy,

THAT the communication from the B.C. Liquor Administration Branch be received and the Director of Permits and Licenses be instructed not to process any further neighbourhood pub applications.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

9. St. Paul's Hospital - Properties
(Windermere Apartments, 1148
Thurlow Street)

The City Clerk in a memo dated January 7, 1977, submitted to Council a memorandum from Mr. N.K. Barth, Director of Hospital Planning, Greater Vancouver Regional Hospital District, in which he recommended to the GVRD Hospital District that the District proceed with the original plans to demolish the Windermere Apartments in 1977. He stated it would appear that retention of the building could interfere with plans for the development of St. Paul's Hospital and provision of required parking.

Also submitted was a memorandum from the Director of Planning indicating that he is arranging a meeting between Mr. Barth, his staff and staff of the City Engineering Department to determine more precisely what parking recommendations will be made to the Development Permit Board with regard to St. Paul's Hospital plans.

MOVED by Ald. Harcourt,

THAT the communications be received and the Director of Planning proceed with the meeting indicated in his memorandum of January 4, 1977, with report back to the Planning and Development Committee.

- CARRIED UNANIMOUSLY

10. Regional Transportation
Organization and Financing

Council had before it a letter from the GVRD forwarding copies of the GVRD Transportation Committee's proposals on Regional Transportation Organization and Financing for Greater Vancouver.

The Mayor advised that a special meeting of Council has been arranged for 1:30 p.m., Monday, January 24, 1977, when the GVRD will make a presentation to Council on its regional transportation proposals.

MOVED by Ald. Harcourt,

THAT the letter from the Greater Vancouver Regional District be received for information.

- CARRIED UNANIMOUSLY

11. Reappointment of Special Committees

Under date of January 7, 1977, the City Clerk submitted the following memorandum:

"The City Clerk recommends the following Special Committees be reappointed with personnel to be appointed by the Mayor. For your information, we have listed the personnel who served on each of these Committees in 1976.

(a) CONTROL OF SOLICITING FOR CHARITY

Mayor Phillips)
Chief License Inspector) With Power to Add
Director of Legal Services)

(b) ENTERTAINMENT & CIVIC RECOGNITION

City Clerk)
Executive Secretary to Mayor) With Power to Act

(c) STREET NAMING COMMITTEE

City Clerk
City Engineer
Director of Planning
Director of Permits & Licenses

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Reappointment of Special
Committees (cont'd)

(d) EQUAL EMPLOYMENT OPPORTUNITIES

Alderman Marzari)
Alderman Sweeney) With Power to Add
City Engineer
Fire Chief
Director of Personnel Services
Mr. D. Mowat, Canadian Paraplegic Association

(e) JOINT COMMITTEE OF COMMUNITY
RECREATION & LEISURE SERVICES

Alderman Bowers)
Alderman Boyce) Council Appointees to Committee

(This Committee is also comprised of two representatives
each of the Park Board and the School Board.)

(f) REMEMBRANCE DAY OBSERVANCE COMMITTEE

Alderman Bird
Mr. H.D. Wilson
Members of Various Veterans' Organizations
and Canadian Armed Forces
Representative of Engineering Department
Representative of Police Department

(g) SUGGESTIONS COMMITTEE

Administrative Analyst
Director of Personnel Services
Assistant City Engineer
Director of Finance or representative
Mr. A. Metcalfe - Advisory Capacity."

MOVED by Ald. Brown,

THAT the recommendation of the City Clerk be approved after
first excluding the Suggestions Committee from the list of
Committees to be reappointed.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari in amendment,

THAT the Mayor's appointments of personnel to these special
committees be ratified by Council.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Kennedy, Puil and the
Mayor opposed)

The amendment having lost, the motion by Alderman Brown
was put and CARRIED UNANIMOUSLY.

12. Appointment of Executive Assistant
to the Mayor

In a memo dated January 7, 1977, the Mayor recommended the
following:

- (a) Mr. Gerry Lenoski be appointed to the position of
Executive Assistant to the Mayor, effective
January 1st, 1977;
- (b) The appointment be made on a contractual basis, at
a rate equivalent to the 3rd step of Pay Grade 31
plus the value of applicable fringe benefits;

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Appointment of Executive Assistant
to the Mayor (cont'd)

- (c) Mr. Lenoski's contract make provision that he shall receive the benefit of any increase which Council may approve for Excluded Staff in 1977, and further that he would receive annual increments on the basis of Pay Grade 31, for as long as the contract is in effect.

MOVED by Ald. Kennedy,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

13. Allocation of G.V.R.D. Votes

In a memo dated January 7, 1977, the Mayor recommended the following allocation of votes for Regional Board Directors of the G.V.R.D.:

| | |
|------------------|----|
| Mayor Volrich | 5 |
| Alderman Rankin | 4 |
| Alderman Brown | 4 |
| Alderman Marzari | 4 |
| Alderman Kennedy | 4. |

MOVED by Ald. Puil,
THAT the above recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 4:30 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JANUARY 7, 1977

Works & Utility Matters
(January 7, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Supplemental Equipment Purchase 1977
Revenue Budget
- Cl. 2: Encroachment Agreement (Creek Village Building
Co-operative Association) False Creek
- Cl. 3: Tender - Supply & Delivery of 4", 6", 8", 12",
16" & 24" Water Pipe

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in
Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(January 7, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: D.P.A. - 6576 Blenheim Street
- Cl. 2: Development of Salish Subdivision in
the Musqueam Indian Reserve
- Cl. 3: D.P.A. - 115-121 Keefer Street
- Cl. 4: Day Care - Laurel Street Lands, False Creek
- Cl. 5: Hardship Application - 2405 West 6th Avenue

D.P.A. - 6576 Blenheim
Street (Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained
in this Clause be approved.

- CARRIED UNANIMOUSLY

Development of Salish Subdivision
in the Musqueam Indian Reserve
(Clause 2)

For Council action on this Clause, see pages 1 and 2.

D.P.A. - 115-121 Keefer
Street (Clause 3)

Council noted a letter from Mr. Wm. S. Tong requesting
deferment of this clause for two months as the owners, Mr.
and Mrs. Leung are presently recuperating from illness in the
United States.

MOVED by Ald. Puil,
THAT consideration of this clause be deferred for two months.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the letter from Mr. Wm. S. Tong be received.

- CARRIED UNANIMOUSLY

Day Care - Laurel Street Lands,
False Creek (Clause 4)

MOVED by Ald. Rankin,
THAT this clause be referred to the next meeting of the
Standing Committee on Community Services for further consideration
and report to Council.

- CARRIED UNANIMOUSLY

Hardship Application - 2405
West 6th Avenue (Clause 5)

For Council action on this Clause, see page 2.

Fire & Traffic Matters
(January 7, 1977)

Continuation of 'Task Force' to Upgrade
Existing Hotels and Apartments (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(January 7, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Appointment of External Auditors, 1977
- Cl. 2: Certificates of Occupancy as Required in Building By-law 4702
- Cl. 3: 1977 Park Board Capital Request
- Cl. 4: Purchase of Computer Card Punch
- Cl. 5: Management of the Dunlevy Alexander and 517 Hamilton Residences

Appointment of External
Auditors, 1977 (Clause 1)

MOVED by Ald. Rankin,

THAT the firm of Thorne Riddell and Co., be appointed auditors for the City of Vancouver for the year 1977, at a fee of \$61,000.00 in accordance with the terms as to scope and responsibility as set out in parts 1 - 4 inclusive of the report re audit of City records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

Certificates of Occupancy as Required
in Building By-law 4702 (Clause 2)

MOVED by Ald. Kennedy,

THAT consideration of this clause be deferred pending a report reference from the Director of Permits and Licenses and his appropriate officials. This report reference to include an outline of possible alternatives.

- CARRIED UNANIMOUSLY

1977 Park Board Capital Request
(Clause 3)

Earlier this day, Council deferred consideration of a letter from the Park Board on Percy Norman Pool, in which the Board resolved:

"That the Board request the City Council to have the City Legal Department prepare a contract on behalf of the Board with the firm of Dalla-Lana Griffin to provide architectural work for plans and specifications for renovation work at the Percy Norman Indoor Pool, to cost approximately \$315,000."

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,

THAT the request of the Park Board outlined in their letter of December 8, 1976, and quoted above, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 4 and 5 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters
(January 7, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Committee Appointment, National Building Code of Canada
- Cl. 2: Public Health Inspectors
- Cl. 3: Personnel Regulation #140 - Medical Services Plan

Clause 1

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Marzari,

THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 7, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Sale of City-Owned Lot - N/E Corner 37th Avenue and Sherbrooke Street
- Cl. 2: Sale of Property - 3918 Alice Street
- Cl. 3: Rental Review - 1420 Howe Street
- Cl. 4: Harbour Park - Lease and Right of First Refusal to Ardiem Industrial Corp.

Clause 1

MOVED by Ald. Gibson,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Brown,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Bellamy,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 4

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

- I. Report of Alderman Kennedy,
Chairman, Transportation Committee
January 10, 1977

Blocks 51/61/71 - Robson Street,
Howe to Hornby (Clause 1)

MOVED by Ald. Kennedy,

THAT the recommendations contained in his report dated
January 10, 1977, be approved after amendment to read as
follows:

- (1) Council approve the construction of the bridge at
a width of 58 feet by the Provincial Government
at its cost, to improve flexibility and allow the
City various options for the future which can be
implemented at relatively little cost or disruption.
- (2) The City continue to require the Province to enter
into an encroachment agreement, saving the City
from high maintenance costs of the special features
and from liability as is standard practice with
other developments in the City.

- CARRIED UNANIMOUSLY

(Underlining denotes
amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

SECONDED by Ald. Marzari,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane
Purposes (924 East 14th Avenue)

MOVED by Ald. Harcourt,

SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 21 of Subdivision "C", Block 173,
District Lot 264A, Plans 1056 and 1771 described as
follows:

Commencing at the southwesterly corner of said Lot 21;

Thence N 89° 56' E, 33 feet, more or less, following
in the southerly limit of said Lot 21 to be south-
easterly corner of said Lot 21;

Thence North, 2 feet, following in the easterly limit
of said Lot 21;

Thence S 89° 56' W, 23 feet, following in a line drawn
parallel to the southerly limit of said Lot 21;

Thence N 45° 02' W, 14.13 feet, more or less, to
intersection with the westerly limit of said Lot
21 at a point 12 feet northerly from the southwesterly
corner of said Lot 21;

cont'd

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MOTIONS (cont'd)

Allocation of Land for Lane Purposes
(924 East 11th Avenue) (cont'd)

Thence South, 12 feet, following in the westerly limit
of said Lot 21 to the point of commencement.

The same as shown outlined red on plan prepared by G. Girardin,
B.C.L.S., dated December 2, 1976, and marginally numbered
LF 8013, a print of which is hereunto annexed;

(924 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes, and declared to form and constitute portions of
lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane
Purposes (East 5' of Lot 3,
Block 2, S/W $\frac{1}{4}$ of Section 51,
THSL, Plan 1525)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 3, Block 2, South West $\frac{1}{4}$ of Section
51, Town of Hastings Suburban Lands, Plan 1525;

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes, and declared to form and constitute portions of
lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane
Purposes (2715 Trinity)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for lane purposes, the following described lands:

North 2 feet of Lot 4 of Lots 206 and 207, Town of
Hastings, Plan No. 4865

(2715 Trinity Street);

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes, and declared to form and constitute portions of
lane.

- CARRIED UNANIMOUSLY

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MOTIONS (cont'd)

- D. Closing, Stopping Up & Conveyancing
to Abutting Owner (Portion of Road
on N/S 57th Avenue, West of Fraser)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS

The City of Vancouver is the owner of all the streets and
lanes lying within the limits of the City of Vancouver;

The South 7 feet of Lot 11, Block 2, District Lot 657,
Plan 2683, has been established for road purposes under
filing;

The abutting owner has made application to purchase the
said South 7 feet of Lot 11;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 11,
Block 2, District Lot 657, Plan 2683, now road, be closed, stopped
up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be consolidated
with the remainder of Lot 11 to form one parcel.

- CARRIED UNANIMOUSLY

- E. Allocation of Land for Highway
Purposes (4270 Knight Street)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for highway purposes, the following described lands:

West 7 feet of Lot 1, Block 1 of the South part of
Blocks 1 and 3, District Lot 352, Plan 1909

(4270 Knight Street);

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
highway purposes, and declared to form and constitute portions
of highway.

- CARRIED UNANIMOUSLY

- F. Allocation of Land for Lane
Purposes (1160 Rossland)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for lane purposes, the following described lands:

East 4.25 feet of Lot 7, Block 2, Southeast $\frac{1}{4}$,
Section 23, Town of Hastings Suburban Lands,
Plan 4819

(1160 Rossland);

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes, and declared to form and constitute portions of
lane.

- CARRIED UNANIMOUSLY

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MOTIONS (cont'd)

G. Allocation of Land for Lane Purposes (5820 Dumfries)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 2.5 feet of Lot 16, Block 1, District Lot
716, Plan 1615

(5820 Dumfries Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Hangars - Jericho Beach Park

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,

THAT WHEREAS the Park Board has deferred action on recommendations which would have demolished Hangars #3 and #6 in Jericho Beach Park;

AND WHEREAS the incoming Park Board for 1977-1978 would benefit from an expression of opinion on the appropriate future uses for the buildings and related facilities of the entire development;

AND WHEREAS the lessons to be learned from the experience of Habitat Forum have not been discussed by Council, then

BE IT RESOLVED THAT the views of each and every member of Council be expressed openly before the end of their terms of office in 1976.

(Withdrawn)

The Mayor advised that he has asked the Park Board to consult with Council before demolition of any of the buildings in Jericho Beach Park.

Alderman Kennedy requested and received permission to withdraw the above motion.

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,

THAT the Park Board be advised the Council requests discussion with the Board on the Jericho Beach Park hangars prior to any action being taken in the matter.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Sheds on Gastown Piers

MOVED by Ald. Marzari,

THAT the Mayor contact the National Harbours Board to investigate whether demolition of the sheds on the Gastown Piers can be stopped.

(not put)

The Mayor suggested the matter be left with him to discuss immediately with the National Harbours Board and express Council's concern

Regular Council, January 11, 1977 15

ENQUIRIES AND OTHER MATTERS (cont'd)

Sheds on Gastown Piers
(cont'd)

MOVED by Ald. Marzari,

THAT the Planning and Development Committee request the National Harbours Board to undertake a joint analysis of the existing sheds on the Gastown piers and report back on an appropriate development for this site.

(Deferred)

MOVED by Ald. Harcourt,

THAT the motion of Alderman Marzari be deferred.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the Standing Committee on Planning and Development, expanded to include all members of Council, invite the appropriate officials from the National Harbours Board, the Federal Government and the City's Planning Department to present an up-to-date position in respect of development proposals for the waterfront.

- CARRIED UNANIMOUSLY

Alderman Rankin -
False Creek Seawall

referred to the potential hazard to children due to there being no guard rail on the False Creek seawall. He requested that the City Engineer report on this matter following discussion with the False Creek Project Manager.

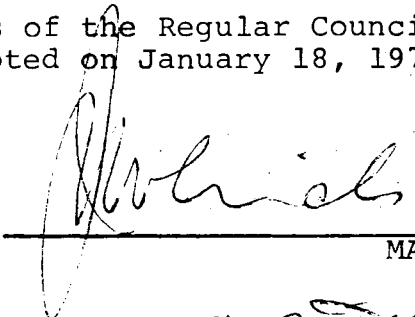
The Mayor so directed.

- - - - -

The Council adjourned at approximately 5:40 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of January 11, 1977, adopted on January 18, 1977.


MAYOR


CITY CLERK

Manager's Report, January 7, 1977 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Supplemental Equipment Purchase 1977 Revenue Budget

The City Engineer reports as follows:

"Scheduled for installation in February of 1977 is 13,000 feet of large diameter watermain having an exterior polyethylene coating and galvanic anodes for corrosion protection.

For the inspection of exterior coatings for this and future watermains, an instrument known as a 'holiday detector' costing \$1,700 is required to check the pipe coating for defects. Experience has shown that the failure to repair defects in pipe coatings will increase the cost of galvanic protection or will cause an accelerated rate of corrosion at the defects. These defects, many pinhole size, are not visibly detectable.

Also, for the completion of the design of the galvanic anode system for this watermain installation and for future corrosion problems, an instrument known as a 'multi-combination meter' costing \$1,300 is required.

Reserve funds were not available for the purchase of this equipment in 1976. Both items are included in the 1977 Engineering Department's Revenue Budget as new and non-recurring equipment. However, to permit the immediate purchase of this equipment so that it can be used in February of 1977, prior to Revenue Budget approval is requested.

This equipment would cost between 50 to 100 percent more to lease-to-own, and no guarantee could be obtained that it would be available from a leasing company in time for the planned start of watermain construction.

To delay this project for Revenue Budget approval could result in the loss of the C.M.H.C. grant approved for this project.

I RECOMMEND that the purchase of the above described equipment be approved and that the required \$3,000.00 allotted for this purpose under the 1977 Engineering Department's Revenue Budget be appropriated to a new and non-recurring account 8103/6706, New Technical Equipment, in advance of approval of the 1977 Revenue Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Encroachment Agreement (Creek Village Building Co-operative Association) False Creek

The Director of Legal Services and the City Engineer report as follows:

"A recent survey in False Creek of the above mentioned project situate on Lot 8, False Creek, Plan 16003, indicates that the building is encroaching on Moberley Road in a small triangular area 2.25 ft. long and .23 ft. wide. It is essential to registration of the strata title that this encroachment be validated with the City. It is also impractical to proceed with this encroachment under the Encroachment By-Law.

The project is constructed on City lands under a ground lease and the buildings will revert to the City on termination of the lease.

It is therefore recommended that the City execute an encroachment agreement for a nominal charge of \$15.10 to cover the fee and registration, permitting the encroachment for the term of the ground lease and any subsequent renewal and on such other terms as are satisfactory to the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

Manager's Report, January 7, 1977 (WORKS - 2)

3. Tender No. 57-76-17 -
Supply & Delivery of 4", 6", 8", 12", 16" & 24" Water Pipe

Tenders for the above were opened by the City Manager on December 13, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Central Stores Operating Account.

Tenders for the supply of ductile iron water pipe were received from four firms. Two firms tendered according to specifications. The other two firms offered non-metallic pipes which are not acceptable alternatives.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid meeting specifications from Crane Supply for \$652,829.70, including 7% Provincial S.S. Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 14

Manager's Report, January 7, 1977 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application #75862 -
6576 Blenheim Street

The Director of Planning reports as follows:

"A Development Permit Application #75862 has been filed on behalf of Dr. Robinson to construct a 30'0" x 20'0" stable/garden house on this site. Dr. Robinson also requests permission to keep one horse on this site, located in the RA-1 District Zone.

Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application #75862 on November 22, 1976, permitting the construction of the stable subject to the approval of City Council for the keeping of one horse on this site.

It is recommended that City Council approve the keeping and boarding of a maximum of one horse on the site."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Proposed Amendment to the Agreement Dealing With the Development of the Salish Subdivision in the Musqueam Indian Reserve.
 - (a) Resubdivision of 15 lots facing onto Salish Drive
 - (b) Proposed townhouse/Apartment Development. Lot 1 of
Parcel B, Musqueam Indian Reserve No. 2, Plan 143411.

The Director of Planning reports as follows:

'On May 5, 1976 the Planning Department received a request to report on a proposed amendment to alter the height restrictions in the agreement dealing with the development of the Salish Subdivision in the Musqueam Indian Reserve. The City had received the request from the Musqueam Indian Band in a letter dated April 28, 1976, which states:

'Please accept this letter as Musqueam's application to amend the agreement to permit construction of apartments and townhouses as shown on plan prepared by Hamilton Doyle and Associates.

The plan meets all standards and restrictions applicable under the (RM-1) zoning classification except the height restriction. We have stayed within the 0.75 floor space ratio, the 40% maximum site coverage and parking requirements.

We feel that the plan as presented allows much better utilization of the site, resulting in increased open space (\pm 70%), and preserving more of the natural landscaping which contains large trees. In addition there will be no interference of natural vegetation on the bank.'

See Appendix A for the full text of the letter.

Cont'd . . .

Manager's Report, January 7, 1977 (BUILDING - 2)

Clause #2 continued:

A. SITE DESCRIPTION

The site is located west of Staulo Crescent, east and south of the Shaughnessy Golf Course and north of the cliffs which lead down to the Fraser River. The site has a total site area of 355,347 or 8.15 acres. Vehicular access to and from the site is via either Musqueam or Staulo Crescents off of Salish Drive. (See Appendix B).

B. BACKGROUND

On the 4th of July, 1970 the City entered into an agreement with the Crown Federal which dealt with various matters dealing with the development of the Salish Subdivision in the Musqueam Indian Reserve. Because of the problems relating to the legislative jurisdiction of the City in respect of Indian lands, the Minister covenanted in the agreement with the City that the Salish Subdivision would be in accordance with the plan. (See Appendix C). The subdivision plan was registered and most of the lots in the area designated as RS-1 have been sold.

(a) Resubdivision

In the original agreement the fifteen lots facing onto Salish Drive were to be treated as being zoned (RM-1) Multiple Dwelling District, which would permit townhouses and low density apartments. These lots were on the average 80' x 120' and none had been sold by 1973. The Indian Band in 1973 made an application to resubdivide the existing fifteen lots and sell the same for single family dwellings.

The Approving Officer, in November 1973, reported to Council that he was prepared to support the resubdivision, thereby creating twenty-three lots which were on the average 50' x 120' (See Appendix C). Because of the contractual arrangements with the owner of the property, it was imperative that Council indicate whether or not they approve of the resubdivision as proposed, which, in fact, would be agreement to a modification of the agreement with the Crown.

Council considered the matter on November 20, 1973 and resolved:

'That the Approving Officer be advised that Council has no objections to the subdivision plan as described in this clause.'

The subdivision was subsequently approved and registered. Development Permit Applications have been issued for some of the resubdivided lots for one-family dwellings. Council in 1973 should have also instructed the Director of Legal Services to amend the agreement to reflect the resubdivision Council approved on November 20, 1973 and the change from the RM-1 to RS-1 designation. It is now appropriate that the Director of Legal Services be instructed to amend the July 4, 1970 agreement between the City and the Crown Federal.

(b) Proposed Townhouse/Apartment Development

Under the agreement, the Musqueam Indian Band could develop Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan 143411, located west of the existing one-family Salish Subdivision under the (RM-1) Multiple Dwelling District, for garden apartments. The (RM-1) Multiple Dwelling District restricts the form of development as follows:

| | |
|---------------------------|--|
| <u>Use:</u> | Apartments (conditional use) |
| <u>Height:</u> | Not to exceed 2 storeys plus a cellar or 1 storey and a basement |
| <u>Floor Space Ratio:</u> | Not to exceed 0.75 |
| <u>Site Coverage:</u> | Not to exceed 40% (2 storey plus cellar) 55% (1 storey plus basement) |

Cont'd . . .

Manager's Report, January 7, 1977 (BUILDING - 3)

Clause #2 continued:

C. PROPOSED DEVELOPMENT

Drawings submitted by Mr. Guerin, Development Officer on behalf of the Musqueam Indian Band, marked 'Received, City Planning Department, May 10, 1976' indicate two apartment buildings of 6 and 7 storeys located at the northwest portion of the site adjacent to the golf course. The remainder of the site is to be developed with 42 two-storey townhouses. A recreation building with a pool is also indicated.

Calculations

| | | |
|-------------------------|---------------------|-----------------------------|
| Site Area: | 355,347 square feet | 8.15 acres |
| Number of Units: | | |
| (a) Apartment Buildings | 1 bedroom | 24 (792 square feet) |
| | 2 bedroom | 120 (857 square feet) |
| | 3 bedroom | <u>16</u> (981 square feet) |
| | | 160 units |
| (b) Townhouses | 3 bedroom | <u>42</u> units |
| Total Number of Units | | 202 units |

Height:

| | | |
|------------------------------|-----------------------|-----------|
| (a) Apartment Buildings - #1 | 7 storeys | (64 feet) |
| - #2 | 6 storeys | (55 feet) |
| (b) Townhouses | 2 storeys | (24 feet) |
| | (no cellar indicated) | |

NOTE: RM-1 permits 2-storey plus cellar or 1 storey plus basement.

For detailed calculations See Appendix D.

Urban Design Panel

The Urban Design Panel considered the proposed development on July 29, 1976 and reported:

'The number of townhouse units have been decreased and the layout slightly modified. The Panel is very pleased with this further improvement and considered it had been more sensitively handled.'

Recommendation: That the general scheme of development as revised be approved.'

City Engineer

The Engineering Department has reviewed the proposed form of development and has made the following comments:

1. Sewers: - Sanitary sewer service is available.
 - Storm sewers to service the development will require either that:
 - (a) Approximately 600 lineal feet of existing 12-inch diameter pipe be relayed as 15-inch diameter, or
 - (b) A storm sewer outfall be constructed to the Fraser River.
2. Water: The existing water system cannot adequately supply water demand for fire protection and new water mains will have to be constructed. This matter has been discussed with the Musqueam Band. Approval of the Fire Chief for the development's internal fire protection system will be required.

Cont'd . . .

Clause #2 continued:

3. Traffic: The development as proposed will not create a serious traffic problem on adjacent streets. More details are required for internal and underground parking access.
4. Other:
 - The City Engineer will have to be satisfied that garbage collection provisions and facilities are adequately designed.
 - The Fire Chief and City Engineer will have to approve the internal street system and ensure that adequate access is provided. Adequate street allowance to permit tree planting and landscaping is suggested.

Salish Park Residents Committee

On September 27, 1976 the Planning Department received a letter that had been sent to the Mayor and Council from Mr. Michael C. Quick, Chairman of the Salish Park Residents Committee. Mr. Quick states in his letter:

'Basically you will see that we are prepared to support the Musqueam Indian Band proposal to develop the Townhouse site. You will note, however, that we have certain concerns, firstly the street access and perhaps more importantly, the provision of adequate park and recreation facilities in this area.'

The full text of the letter is attached as Appendix E.

Attached to the letter is a resolution from the Salish Park Association which is noted below with comments from the appropriate City Officials:

'THAT the Salish Park Residents Association urge the Vancouver City Council to approve the request of the Musqueam Indian Band to amend the agreement between the City of Vancouver and Her Majesty the Queen, represented by the Minister of Indian Affairs and dated the 4th day of July, 1970, to allow the undeveloped 8.5 acre site in Salish Park to be developed as RM-1 zoning as per the plan presented by the Musqueam Band to City Council with the following conditions:

1. That since the major concern of Salish Park Residents is the increased traffic flow the development will generate, City Council proceed with Traffic studies with a view of obtaining alternate access to Salish Park and to minimize the effect on the existing major access roads to the development as soon as possible.

City Engineer: Traffic generation by the proposed 202 units will be in the order of 100 to 125 vehicles in the peak hour with a daily generation of approximately 1000 vehicle trips. These trips will split between Musqueam Drive and Staulo Crescent and then will either use Salish Drive or 51st/Dunbar to get to Marine Drive. On the basis of the expected traffic generation and the two route choices, volumes on Musqueam or Staulo would not be significantly higher than normal local street volumes.

Alternative routes to serve the area would mean going through the Shaughnessy Golf Course or along the waterfront to the south end of Salish Drive. These routes are probably unacceptable.

2. That City Council proceed with park and recreational planning for Salish Park by the formation of a committee with members of the Vancouver Parks Board, the Musqueam Indian Band and Salish Park Residents, to investigate and establish the most optimum park facilities.

Manager's Report, January 7, 1977 (BUILDING - 5)

Clause #2 continued:

Director of Planning for
Parks & Recreation:

Mr. Guerin of the Musqueam Indian Band has stated that it is not the intention of the Band now, or in the future, to incorporate public recreational space on an unrestricted basis. It is the Band policy that any open space opportunities on the Reserve will be utilized by Band Members and other residents of the area only. As such, Park Board staff conclude that park development or operating involvement by the Park Board is not envisaged on the lands. In view of the above clarification by Mr. Guerin, Park Board staff concerns regarding open space are not directly related to the proposed apartment/townhouse development. The provision of any recreational facilities will be a matter to be resolved between the Band Members and subdivision residents who have indicated support for the townhouse site proposal, but express concern about provision of adequate park and recreation facilities within the area.

3. That City Council investigate the possibility of the relocation of the proposed water main.

City Engineer: Initially, the alignment for the proposed watermain extension was to be located on the golf course. However, it was estimated that a considerable time would be required to negotiate an agreement for this alignment and it was subsequently concluded that the best alternative was for an alignment which included installation under an existing paved roadway. Any departure from this revised alignment will result in extra costs being incurred by the Musqueam Indian Band and, therefore, their concurrence would have to be received.

4. That City Council recognize the fears of the Residents regarding the architectural and aesthetic impact of the project and instruct the Planning Department to make all efforts to ensure that the development and landscaping is of the highest quality and standards.

Director of Planning:

Any development permit will be reviewed by the Urban Design Panel which will recommend on the design, form of development and treatment of the site, including provision of landscaping.

5. That City Council proceed with the paving of 51st Avenue and Crown Street as soon as possible.

City Engineer: Crown Street is intended to function as a local street. By improving Crown Street it would serve as a collector by virtue of its connection between the Musqueam Indian Reserve and S.W. Marine Drive. The implications are not desirable and a proposal for paving Crown Street would likely meet with strong opposition by abutting property owners.

The long term plan is to have Dunbar and 51st Avenue provide a collector traffic function to this area. However, low traffic use of 51st Avenue at present places a low priority on this street improvement.

NOTE: The Salish Park Residents Committee have requested to be heard as a delegation when this report is considered by Council.

Manager's Report, January 7, 1977 (BUILDING - 6)

Clause #2 continued:

Possible Subdivision

Should the existing site need to be subdivided for mortgage purposes to permit separate phasing of the project or for purposes of separate strata title corporations (which the Band has indicated), the following is recommended:

'That the scheme of the subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines, where deemed necessary, and the Director of Legal Services be authorized to amend the July 4, 1970 agreement between the City and Crown Federal to reflect any such change.'

Analysis

The Director of Planning is prepared to support the requested change in the agreement to allow a greater height than under the (RM-1) Multiple Dwelling District Schedule. It should be noted that the present agreement would permit the construction of two-storey plus cellar apartments with a higher site coverage rather than the proposed development of two apartment buildings and townhouses. The proposed development provides for a gradual transition from the one-family dwellings in the subdivision to the east, then townhouses and finally the apartment buildings.

RECOMMENDATION: The Director of Planning recommends the following:

- A. That the agreement between the City and the Musqueam Indian Band be changed to allow development of Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan 143411, under the (RM-1) Multiple Dwelling District, except that the height of the apartment buildings may be permitted to 7 storeys plus underground parking facilities.
- B. That the form of development is not to be materially different than that shown on the drawings submitted, which are identified as sheets "SK1-SK13 by Hamilton Doyle and Associates, Architects" and dated April 15th, 1976.
- C. That the scheme of subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines where deemed necessary and the Director of Legal Services be authorized to amend the July 4, 1970 agreement between the City and Crown Federal to reflect any such change.
- D. That the Director of Legal Services be instructed to initiate the required changes in the agreement with the Federal Government and the Band including the changes in height and those changes resulting from the resubdivision of November 1973.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

DELEGATION THIS DAY: Musqueam Indian Band and
Salish Park Residents Committee.

3. Development Permit Application -
115-121 Keefer Street

The Director of Planning reports as follows:

"1. Background

A. Original Application

On August 24, 1973, a rezoning application was received by the Planning Department to rezone a site at the north-east corner of Keefer and Columbia Streets (115-121 Keefer Street) from CM-1

Manager's Report, January 7, 1977 (BUILDING - 7)

Clause #3 continued:

to CD-1. It should be noted that the original application was made before the rezoning of the adjacent area to HA-1 (Chinatown Historic Area Schedule), although the actual rezoning approval by Council occurred after the change to HA-1 had occurred.

On December 10, 1974, City Council approved the rezoning of the above site from HA-1 to Comprehensive Development District, subject to a number of conditions including:

- (a) the only uses permitted within the said area and the only uses for which development permits will be issued are:

Main Floor: office, retail stores, restaurant, barber shop and beauty shop, and laundromat;

Upper Floors: dwelling units for senior citizens and uses customarily accessory thereto;

- (b) the Floor Space Ratio not to exceed 3.0;

- (c) the height not to exceed 10 storeys or 100 feet.

On June 17, 1975, Development Permit #68694 was issued to the applicant, William Tong, Architect, permitting the construction of a nine storey building with basement on this site, consisting of restaurant and retail stores on the main floor and 45 dwelling units for senior citizens on the upper floors. The period of validity of this Development Permit was subsequently extended to September 30, 1976.

B. Revised Application

On August 13, 1976, the applicant filed another Development Permit Application #75054 to construct a similar development with an additional floor containing six more dwelling units. With this application, the applicant submitted a letter that indicated that his clients were unable to get C.M.H.C. financing and now propose to sell the units as condominiums to senior citizens.

2. Chinatown Planning Concerns

In July, 1975, City Council approved the formation of the Chinatown Historic Area Planning Committee (C.H.A.P.C.). Its terms of reference include a major responsibility for the review of development proposals within the HA-1 and affecting the Chinatown area.

This project was discussed by the C.H.A.P.C. at its meetings on both June 16 and September 8, 1976. At both meetings the Committee was extremely concerned regarding this major development immediately adjacent to the historic part of Chinatown and the recently approved Chinese Cultural Centre site across the street. This development is presently outside their jurisdiction (being zoned CD-1) and not even subject to public review and approval by the Development Permit Board. This particular site is one of the few remaining CD-1 zoned areas within the "Central Area" of the city. The C.H.A.P.C. feel that a major development of this type should be subject to the normal development review process affecting all other sites within Chinatown. Therefore, the Committee has recommended that the site be rezoned back to HA-1, and that the Planning Department take immediate steps to initiate this.

The Chairman of the C.H.A.P.C. has submitted a letter dated December 7, 1976 addressed to the Mayor and Members of Council, which is attached as Appendix 'A'.

Cont'd

Clause #3 continued:

3. Building Form and Density

The present HA-1 Zoning regulations affecting property surrounding this site mention no specific floor space ratio, but refer only to a maximum height of 4 storeys for new development. Higher buildings may be permitted subject to approval by the Development Permit Board, after consultation with the C.H.A.P.C.

Presently, more detailed urban design guidelines are being prepared for the Chinatown HA-1 area. Proposed density and height limitations for the general area adjacent to this site, fronting on Keefer, indicate a maximum floor space ratio of 3.0 (as presently approved) and a maximum height of 6 storeys or 70 feet. This is similar to the height restrictions already approved by Council as part of the Downtown Plan, for the two blocks of Hastings Street between Carrall and Main, immediately north of the HA-1 area which are zoned D.D. (see Appendix 'B').

Therefore the proposed maximum height of this development of 96 feet exceeds the proposed height guidelines for the immediate surrounding area by approximately 35%.

Brief Analysis

| | <u>Permitted/required</u> | | <u>Proposed</u> | |
|------------------------|---------------------------|-------------|------------------------------|------------------------------|
| | <u>CD-1</u> | <u>HA-1</u> | <u>by previous DP #68694</u> | <u>by current DPA #75054</u> |
| Floor Area: Commercial | | | 6,500 sq. ft. | 7,400 sq. ft. |
| Residential | | | 27,251 sq. ft. | 28,529 sq. ft. |
| TOTAL: | | | 33,751 sq. ft. | 35,929 sq. ft. |
| Floor Space Ratio | 3.0 | --- | 2.77 | 2.95 |
| Height | 10 storeys or 100 feet | 4 storeys | 9 storeys 84 feet | 10 storeys 93 feet |

4. Residential Use and Financing

It should be emphasized that the C.H.A.P.C. and City Planning Department are not opposed to residential use on this site, and in fact are encouraging residential use within the area. However, there is concern regarding the type of residential use, and the particular financing arrangements proposed. The C.H.A.P.C. would encourage the provision of rental housing for low and middle income senior citizens, who are being presently displaced from the area because of enforcement of City By-laws and Chinatown commercial development. However, this project, as a condominium proposal, will not be affordable except by the very few well-off senior citizens (or their families). Normal mortgage financing for the purchase of these residential units is not available to people over 60 years of age. Therefore, senior citizens wishing to buy these units will require a considerable amount of cash, or their respective families would have to buy the units for them. It would appear that this is not a senior citizens project in the normal sense. It would not have the necessary controls to ensure that it continues to be operated as a Senior Citizens project as do projects financed under C.M.H.C. regulations.

It is therefore considered that the use for condominiums as proposed by Development Permit Application #75054 does not meet the requirements nor intent of the CD-1 By-law and cannot be approved.

Manager's Report, January 7, 1977 (BUILDING - 9)

Clause #3 continued:

5. RECOMMENDATION: The Director of Planning recommends the following:

- A. That Development Permit Application No. 75054 be refused for the reason noted above.
- B. That the Director of Planning be instructed to make an application to rezone 115-121 Keefer Street from (CD-1) Comprehensive Development District to (HA-1) Historic Area District and refer the application direct to a Public Hearing following a report from the Vancouver City Planning Commission.

The City Manager RECOMMENDS that Recommendation A of the Director of Planning be approved and that Recommendation B be received and referred to a Public Hearing.

CONSIDERATION

4. Day Care: Laurel Street Lands, False Creek

The False Creek Development Consultant and the Supervisor of Properties reports as follows:

Background

City Council on December 14, 1976 received a brief from the False Creek Day Care Society and a report from the City Manager on the issue of an interim Day Care facility for False Creek. In considering both the brief and the report, City Council passed the following resolutions:

- 1. That the City negotiate a lease, based on three years with Daon for day care premises at Laurel and 6th Avenue, at a reasonable square footage rate;

Further that the City Manager report back to the first regular Council Meeting in 1977 on the result of the negotiations.

- 2. That the Supervisor of Properties be instructed not to approve termination of the existing lease with the Multicultural Society of B. C.
- 3. That the City negotiate with the Provincial Government with respect to the Government assuming those operating costs incurred by the False Creek Day Care Society that it normally assumes in the case of other day care centres.
- 4. That the appropriate committee next year examine the question of funding for Day Care Centres with the Provincial Government.

Discussion

Items 2, 3 and 4 are being dealt with by the appropriate City officials with the Director of Social Planning expecting to report back in February on Item 3.

With regard to Item No. 1, the Supervisor of Properties has concluded the property rate negotiations which are summarized as follows:

- A. 1000 square feet of building ready for occupancy as a day care facility with required washrooms, kitchen sinks, carpets, etc. to Health Department standards.

Cont'd . . .

Manager's Report, January 7, 1977 (BUILDING - 10)

Clause #4 continued:

(Original rate on a 5 year lease \$7.50 per sq. ft. per annum)

- (i) On a 5 year lease \$7.25 per sq. ft. per annum
- (ii) On a 3 year lease \$7.40 per sq. ft. per annum,
with an option to renew for an additional 2 years
at the same rate.

B. 1000 square feet of building without required washrooms, kitchen sinks, carpets, etc.

- (i) On a 3 year lease \$5.00 per sq. ft. per annum,
with an option to renew for an additional 2 years
at the same rate.

Capital cost to bring to required day care facility standards
as required by the Health Department: \$5,000.00

The 1300 square feet leased outside play area would be included in any of the above proposals at no additional cost. There will be an additional capital cost to the City for fencing and finishing this play area which could be in the neighbourhood of \$2,500. and will be the subject of a later report to City Council once the details have been designed and priced.

During the discussions which the City held with Daon, it was learned that Daon will postpone building a portion of their commercial space if the day care is to proceed. The reduced commercial area will amount to 2,000 sq. ft. and this reduction was due to design and increased cost complications of including the day care facility. The Director of Finance advises that as a result of this reduction in building area, the City will lose \$1,900.00 annually in potential ground rent, that will not be recovered. The Development Permit for this property has already been issued.

If Council were to approve the terms for a three year lease from Daon under the second option, the City would be responsible for all the costs and obligations under this lease. The City would, in turn, negotiate a sub-lease with the appropriate day care society for the use of this space. It appears, however, from a pro forma analysis that the day care society will not generate sufficient revenues to pay for the lease costs. Accordingly, any rent would be nominal and the City would absorb most of the costs which are estimated to be as follows:

| | | |
|---------------|----------------|-------------|
| Annual costs: | Rent | \$5,000. |
| | Taxes | 1,000. |
| | Heat and light | <u>500.</u> |
| | | \$6,500. |

| | | |
|----------------|--------------------|---------------------------------------|
| Capital costs: | Interior finishing | \$5,000. (firm price from Daon) |
| | Playground | <u>2,500.</u> (estimate only, subject |
| | | \$7,500. to a further report) |

The source of funds for the capital costs of \$7,500. and annual costs for 1977 (September to December) of \$2,000. would have to be the 1977 Revenue Budget with the subsequent annual costs being provided for from subsequent revenue budgets.

Recommendations

It is therefore recommended that:

- A. The last alternative be selected, that is the 3 year lease at \$5.00 per sq. ft. per annum with option to renew for 2 years at the same rate, with Daon finishing to the required standard for an additional \$5,000., with the source of funds being the 1977 Revenue Budget.

Cont'd . . .

Manager's Report, January 7, 1977 (BUILDING - 11)

Clause #4 continued:

- B. The Director of Legal Services and the Supervisor of Properties be instructed to draw up the necessary lease agreement.
- C. The Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.
- D. The Development Consultant report back to Council on the day care playground capital cost.

The City Manager notes the Director of Finance's statement that in addition to the \$6,500.00 annual costs, the City will lose \$1,900.00 annually in potential ground rent by the reduction in the commercial area and this should be considered part of the cost of the proposal and submits the foregoing recommendations for Council's CONSIDERATION.

The Manager's report of December 10th, 1976 with recommendations, is recirculated for the information of Council.

RECOMMENDATION

5. Hardship Application - 2405 West 6th Avenue

Mr. C. Bekiaris has requested to appear as a delegation before Council with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On May 26, 1976, our Inspection Services reported that the above building contained one dwelling unit in the basement, one dwelling unit on the main floor and one dwelling unit on the second floor.

The records show that the building is a legal duplex and after notification the owner made an application to the Hardship Committee in June of 1976 to retain the illegal basement dwelling unit.

The Hardship Committee after reviewing the application, RECOMMENDED that the application be refused. The Committee noted that the applicant was married with two dependents, fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of \$1,514.00 per month. The owner was notified of this decision and requested to restore the use of the building to a two family dwelling.

On September 9, 1976, the tenant of the illegal accommodation made an application for consideration under the Hardship Policy. On October 5, 1976, the application was considered by the Hardship Committee who RECOMMENDED that it be refused. The Committee noted that the applicant was single with no dependents, fully employed by the University of British Columbia with an income of \$1,400 per month. The Committee further noted that neither age nor health are factors.

It is therefore RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. C. Bekiaris. FOR COUNCIL ACTION SEE PAGE(S) 8, 9 & 15

The tenant at this address, Mr. M. DuMont, does not wish to appeal.

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MANAGER'S REPORT, January 7, 1977 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Continuation of "Task Force" to Upgrade Existing Hotels and Apartments

The Fire Chief reports as follows:

"City Council at its meeting of December 18, 1973 approved the establishment of a "Task Force" consisting of four (4) Fire Wardens - two (2) to be taken from existing staff and two (2) additional Fire Warden positions be approved with one (1) Clerk Typist I position established.

At its meeting of December 3, 1974, Council approved the recommendation of the Standing Committee of Council on Housing to establish two (2) additional Fire Warden positions for a period of at least one year in order to replace the two Fire Wardens who had been taken from normal district inspections to make up the original "Task Force". This was necessary in order to maintain a reasonable interval between regular fire inspections throughout the City.

On March 27, 1975, Council approved the continuance of the "Task Force" through 1976 to be reviewed in December of 1976.

Phases I and II of the upgrading program included residential hotels and apartments over three (3) storeys in height and more than 20 rooms within the "Core Area" bounded by Burrard Street, Burrard Inlet, Clark Drive and Broadway. This involved some 353 buildings which have now been upgraded with the exception of a few isolated cases which are in hand.

Phase III of the upgrading program involves approximately 400 buildings of a similar category to Phases I and II throughout the remainder of the City.

Phase III of the program was approved by Council at its meeting of April 6, 1976.

Implementation of Phase III was delayed by direction of Council in anticipation of Fire Bylaw amendments which have subsequently been passed by Council and new direction has been given for its enforcement, allowing for appeal procedures.

The Fire Chief now requests that the "Task Force" be continued for this enforcement program to the end of 1978 at which time it is estimated that Phase III will be substantially completed.

RECOMMENDATION - The Fire Chief recommends that the "Task Force" be continued to December 31, 1978 and that a further review be undertaken at that time. "

The City Manager RECOMMENDS

- A. THAT the Fire Chief report on the status of the Phase III upgrading and the effects of the Fire By-law Appeal Board prior to July 31st, 1977, and
- B. THAT the "Task Force" be continued to that date.

FOR COUNCIL ACTION SEE PAGE(S) 15

Manager's Report, January 7, 1977 (FINANCE - 1.)

FINANCE MATTERS

CONSIDERATION

1. Appointment of External Auditors, 1977

The Director of Finance reports as follows.

"The matter of the appointment of external auditors of the City for the year 1977, pursuant to the provisions of the Vancouver City Charter, is submitted for Council consideration.

The City's present auditors, Thorne Riddell and Co., by letter dated December 16, 1976, applied for appointment as the City's auditors for the year 1977 and have submitted information in support of their application. The letter is attached to this report.

The quoted fee of \$61,000 represents an increase of 6.1% over the 1976 audit fee, and has been based upon their best estimates of the time and cost of the audit procedure intended to be carried out in 1977. The increase in the audit fee for 1977 reflects only anticipated increases in salaries for their staff and overhead costs, and they state that such cost increases are fully allowable under the Anti-inflation guidelines of the Federal government, which are likely to be in effect at the time of their audit.

If the City requests unforeseen work outside the audit program, then there may be some slight increase in fees. Typically, the City does sometimes require their services for reviewing various certificates required for Federal/Provincial programs.

The appointment of the auditors should be in the following form:

That the firm of _____ be appointed
auditors for the City of Vancouver for the year 1977
at a fee of \$ _____, in accordance with the terms
as to scope and responsibility as set out in parts
1 - 4 inclusive of the report re audit of City records,
dated January 22, 1962, submitted by the Board of
Administration and adopted by Council on January 23,
1962."

The City Manager submits the report of the Director of Finance for Council
CONSIDERATION.

2. Certificates of Occupancy as
Required in Building By-law 4702

The Director of Permits and Licenses reports as follows:

"The National Building Code, which was included in Building By-law 4702, was adopted by City Council on May 29, 1973, and became effective September 1, 1973.

Section 1.11.3 of Building By-law 4702 states:

'Prior to the occupancy of any building or part thereof, after completion of construction of the building, or part thereof, every owner or occupier shall obtain from the Building Inspector an Occupancy Certificate in the form set out in Appendix "B", which Certificate may be withheld by the Building Inspector until the Building or part thereof complies with the requirements of this By-law.'

The issuing of Certificates of Occupancy was not fully implemented when the new Building By-law first became effective because the Department was heavily involved in applying the many new requirements of the National Building Code, and in familiarizing and training the staff concerned.

Clause #2 continued:

Certificates of Occupancy are presently being issued to those owners or occupiers who voluntarily apply for such certificate and occasionally for the occupancy of a building, when such building is still under construction. The experience presently being gained in issuing these certificates has been valuable in assessing the development of procedures required for the full use of enforcing a complete Certificate of Occupancy program as required in the Building By-law.

The orientation and training with respect to the National Building Code and Building By-law has now sufficiently developed to the stage where I feel that we can fully implement the provisions of Section 1.11.3 of Building By-law 4702. Accordingly, I propose that a Certificate of Occupancy be required in the following circumstances; effective from approximately three months after the date of Council approval (this lead time being required for acquisition of staff and on forms design etc.).

1. For any new building except one or two family dwellings.
2. For any existing building or structure where alterations or additions are made except for one or two family dwellings.
3. For any building or part thereof, except one and two family dwellings, in which a change of occupancy is to take place, resulting in the need for a Building Permit. (Item 3 is essentially the same as Item 2).
4. For any existing building, on a voluntary request basis or for information of prospective purchasers (subject to approval of owner).

The requirement for a Certificate of Occupancy included in the National Building Code and adopted in the Building By-law is a safety feature that has been used successfully in many municipalities across Canada. It protects potential occupants of partially completed buildings from hazards such as open stairwells, lack of fire doors and many other safety features as well as assuring that the building is completed in accordance with the Building Permit. Thus the full application of the use of the Certificate of Occupancy will ensure a maximum of safety to the public at large, which at the present time is not fully available.

A review of the Building Permits issued over the last three months has indicated that there will be approximately 100 Certificates of Occupancy issued each month. Considerable co-ordination will be required with all Inspection disciplines including Health and Fire departments, involved in the construction and occupancy of a building. This function will also require considerable clerical assistance at approximately the Clerk III level, and such assistance is not presently available within our existing staff. The annual cost of a clerk for this work, subject to classification by the Personnel Department, is estimated at the mid-step of the Clerk III range as follows:

Salary 1031 x 12 plus fringe benefits: \$14,030

Furniture is available within the department.

The total costs of issuing Certificates of Occupancy will be fully recovered from Building Permit fees excepting for such Certificates issued to prospective purchasers and to those requesting a Certificate when no Building Permit has first been issued, and I suggest that a composite fee of \$100.00 be charged in such cases.

Manager's Report, January 7, 1977 (FINANCE - 3)

Clause #2 continued:

RECOMMENDED:

- A. That authorization be granted for the full enforcement of issuing Certificates of Occupancy as required by Building By-law 4702.
- B. That an additional employee at approximately the Clerk III level be authorized, and the Personnel Department be authorized to classify the position.
- C. That, subject to the classification of the position by the Personnel Department, funds totalling \$11,695 (10 months in 1977) be provided by including such funds in our 1977 operating budget with approval to use the funds needed prior to budget approval.
- D. That a composite fee of \$100.00 be charged to prospective purchasers for each Certificate of Occupancy on a premises and that the Director of Legal Services be authorized to prepare the necessary amendment to the Building By-law."

Since implementation of the foregoing represents an increase in the present level of service, the City Manager submits the foregoing recommendations for Council's CONSIDERATION.

RECOMMENDATION

3. 1977 Park Board Capital Request

The following report has been received from the Director of Finance.

"The Park Board, by letter dated December 17, 1976 to the Mayor and Members of Council, detailed their 1977 Capital requests, with the source of funds to be the 1977 Supplementary Capital Budget. The 1977 Supplementary Capital Budget will, of course, not be considered by Council in full detail for several months and it would therefore be difficult for Council to consider the Parks Board request until that time.

The total Parks Board request is for \$2,950,000 broken down into protective park purchase - \$450,000, park development and redevelopment - \$1,125,000, facility renovations - \$1,375,000. Park Board has listed the specific items under each category in priority order, which will assist Council in its consideration of the request when dealing with the 1977 Supplementary Capital Budget.

The Park Board has requested advance approval of two items, being the Percy Norman Pool second stage renovations for \$150,000 and Kitsilano Community Centre improvements to permit commencement of overall centre renovation in conjunction with Provincial Community Recreation Facilities grant funds, Kitsilano and NIP assistance, and Kitsilano Community Association funding participation, in the amount of \$105,000. These two items are priority one and two under Facility Renovations.

In view of the fact that Council will undoubtedly approve as much funding as possible for the Park Board given the overall constraints and priorities of the 1977 Supplementary Capital Budget, I would recommend that Council

- A. approve the \$255,000 advance authority sought for the Percy Norman Pool and the Kitsilano Community Centre improvements in advance of Council dealing with the 1977 Supplementary Capital Budget, and
- B. consider the balance of the Park Board requests when dealing with the entire 1977 Supplementary Capital Budget."

The City Manager RECOMMENDS that the recommendations of the Director of Finance be approved.

Cont'd . . .

Manager's Report, January 7, 1977 (FINANCE - 4)

4. Purchase of Computer Card Punch

The Director of Finance and the Manager of Computer Services report as follows.

"In November 1973, City Council approved the purchase of a Honeywell 6040 computer system specifically capable of handling the data processing requirements of the twice annual property tax billing system and our other existing data processing work, as well as providing the basis for computer expansion as the City's data processing needs developed in the future. The financing of this purchase was through a seven year deferred computer purchase agreement between the City and Honeywell Information Systems.

A card punch, one of the operating units of a computer system, was not made part of the original computer purchase package, as we felt it would possibly have a limited useful life in terms of the City's future computer-related business systems. In order to accommodate our interim needs, however, the City acquired a card punch from Honeywell Information Systems through a short-term equipment lease agreement. This lease agreement contains a purchase option clause which, if exercised, allows a credit to a maximum of 60% of the first 24 months accumulated rentals to be applied against the purchase price of the card punch.

In this regard, the card punch is essential to our current computer operations, and we believe that it will be required in our future operations as well. Accordingly, we have assessed the financial impact of exercising this purchase option, as follows:

| | |
|--|-----------------|
| Present value of the card punch lease costs (\$571 per month discounted at 8%) over the remaining 52 months of our deferred computer purchase agreement. This amount represents the City's cost of leasing in today's dollars. | \$25,022 |
| Total cost to purchase the card punch inclusive of our 24 months' rental credit. | <u>\$10,404</u> |
| Net savings to City through purchase | <u>\$14,618</u> |

We therefore RECOMMEND that the City purchase the card punch it presently leases from Honeywell Information Systems, at a cost of \$10,404, and the funds for this purchase be approved in advance of the 1977 Revenue Budget."

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Manager of Computer Services be approved.

5. Management of the Dunlevy Alexander and
517 Hamilton Residences

The following report has been received from the Director of Finance and the Director of Social Planning.

"Council has not yet dealt with the question of who is to manage the Dunlevy Alexander residence and the 517 Hamilton residence. There is currently a need to plan the staffing, establish operating budgets, determine furniture and equipment needs, etc.

It is our joint recommendation that the Properties Division manage both of these residences. Social Planning would be consulted when it comes to choosing the specific building managers. Properties must also consult with CMHC on the operational budget for the Dunlevy Alexander residence.

We RECOMMEND

that the management of the Dunlevy Alexander and 517 Hamilton residences be the responsibility of the Properties Division of the Finance Department."

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Director of Social Planning be approved.

MANAGER'S REPORT, JANUARY 7, 1977 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Committee Appointment, National Building Code of Canada

The Director of Permits and Licenses reports as follows:

"Correspondence has been received from the National Research Council of Canada, Associate Committee of the National Building Code, inviting Mr. W. Quinn, Plumbing and Gas Inspection Branch Supervisor, to serve as a member of the Standing Committee on plumbing services from January 1, 1977 to August 31, 1978.

The Director of Permits and Licenses considers Mr. Quinn will be able to contribute considerably to the Committee's input into the National Building Code and will as well derive much benefit for the City of Vancouver from the interchange of knowledge and awareness of the latest technology in the Plumbing field. Normally there will be two meetings per year, all costs of which are borne by the National Research Council of Canada, with the exception of the absence with pay of the attending member.

The Director of Permits and Licenses RECOMMENDS that the Plumbing and Gas Inspection Branch Supervisor be authorized to attend as a member on the Standing Committee on Plumbing Services of the National Building Code for the term January 1, 1977 to August 31, 1978."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. Public Health Inspectors

The Administrative Analyst reports as follows:

"A report has been received from the Medical Health Officer requesting additional staff to enforce the Noise By-law and to upgrade the Housing Enforcement Programme. A separate request has been received for funds to initiate staff training and to procure equipment related to the enforcement of the Noise By-law.

Since a considerable expenditure of funds could be involved when implementing the foregoing requests, it is proposed that the Administrative Analyst conduct an in-depth review of the Public Health Inspection function early in 1977; such review to include organization, workload, procedures and equipment needs. In order to alleviate the additional workload in the interim, it is further proposed that a temporary Public Health Inspector I be added to staff until June 1, 1977. The cost of the additional position for this period will be approximately \$5,800 including fringe benefits at 1976 rates."

The City Manager RECOMMENDS that a temporary position of Public Health Inspector I be authorized until June 1, 1977, and that temporary funding in the amount of \$5,800 be approved in advance of the 1977 budget.

Cont'd...

MANAGER'S REPORT, JANUARY 7, 1977 (PERSONNEL - 2)

3. Personnel Regulation No. 140 - Medical Services Plan

The Director of Personnel Services reports as follows:

"Personnel Regulation No. 140 is now titled 'Medical Coverage' and has become badly out-dated due mainly to the change from M.S.A. coverage to the Medical Services Plan of B.C. in 1974. The Regulation has now been revised to reflect this change, to describe more accurately our current procedures, and to eliminate sections which now appear in Collective Agreements. Also it has been retitled 'Medical Services Plan'.

I RECOMMEND that Council approve Personnel Regulation No. 140 as revised and retitled."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 11

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MANAGER'S REPORT, JANUARY 7, 1977 (PROPERTIES - 1)

PROPERTY MATTERSRECOMMENDATION

1. Sale of City-Owned Lot situated on N/E Corner 37th Avenue & Sherbrooke Street

The Supervisor of Properties reports as follows:

"On May 27, 1975, Council authorized the Supervisor of Properties to negotiate the sale to the abutting owners of surplus portions of City-owned lands on the north side of 37th Avenue between Inverness and Fraser Streets not required for road purposes. In each instance of previous sales of these strips, the portion of the lot required for street purposes has been dedicated for highway and the difference between the purchase price of the portion being sold and the 1971 estimated market value of the lot has been charged to the City Engineer's account.

An offer to purchase the 16 foot surplus portion of Lot 18, Block 18, District Lots 668-670, Plan 1369 Amd. has been received from the owner of abutting Lot 17. Negotiations have now been completed and the prospective purchaser has agreed to payment of \$6000.00, inclusive of costs of survey and registration fees, which the Supervisor of Properties considers fair and equitable. Under the established procedure the widening strip will be dedicated for highway purposes and the amount of \$5000.00 be charged against the Engineering Streets 1977 budget.

It is recommended that the northerly 16 feet of Lot 18 except east 2 feet established, Block 18, District Lots 668-670, Plan 1369 Amd. be sold to the owner of Lot 17 on the following conditions:

- (a) Sale price to be \$6000.00
- (b) Consolidation of the 16 foot strip with Lot 17, Block 18, District Lots 668-670 to form one parcel. The City to prepare the deed, subdivision plan and pay the registration fee; all other documentation and fees required to complete the transaction to be the responsibility of the purchaser.

It is further recommended that:

The balance of Lot 18 be dedicated for street purposes and the balance of the market value of the lot based on the 1971 value of \$11,000.00, being \$5,000.00, be charged to the Engineering Streets 1977 budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

Cont'd.....

2. Purchase of Property Known as 3918 Alice Street

The Supervisor of Properties reports as follows:

"On November 26, 1974, Council approved the purchase of Lots 1 & 2 of Lots 9 to 13 except east 7' established, Block 16, District Lot 352, Plan 1344, located on Alice Street south of 22nd Avenue, for the sum of \$71,500. This purchase was recommended by the Cedar Cottage Neighbourhood Improvement Programme Advisory Committee because the property was being used as a truck servicing business which use was non-conforming. It was proposed that once the non-conforming use was eliminated both Lots 1 and 2 would then be sold for residential purposes. Lot 1 has since been sold for \$35,255.00 and has been developed with a new residential dwelling. Lot 2 is improved with a 1 1/3 storey frame dwelling erected in 1911. The dwelling contains five rooms on the main floor plus two unfinished rooms on the second floor and a full basement. An offer to purchase Lot 2, known as 3918 Alice Street, for the sum of \$40,500.00 has been received by the Supervisor of Properties and is considered to be reasonable.

It is therefore recommended that the following offer to purchase Lot 2 of Lots 9 to 13 except east 7' established Block 16, District Lot 352, Plan 1344, be accepted and approved under the terms and conditions set down by Council.

| <u>Name</u> | <u>Purchase Price</u> | <u>Terms</u> | <u>Conditions</u> |
|------------------------------|-----------------------|--------------|-------------------------------|
| Mr. & Mrs. W. G. Peterson | \$40,500.00 | Cash | Subject to existing tenancy." |

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Rental Review - 1420 Howe Street

The Supervisor of Properties reports as follows:

"Council on June 11, 1974, approved the lease of Lots 4-6, Block 122, District Lot 541, known as 1420 Howe Street, for five years. The rental is subject to review as of January 1, 1977.

The land and building are divided into two sections - the front portion to William A. Sutch (now assigned to Walter Zell) for \$375.00 per month plus a portion of taxes, and the rear portion to Jarvis Electric for \$300.00 per month plus a portion of taxes.

After negotiations the lessees have agreed to the following rentals:

| | |
|----------------------|--|
| Walter Zell | -\$470.00 per month plus 54% of taxes as if levied |
| Jarvis Electric Ltd. | -\$380.00 per month plus 46% of taxes as if levied |

MANAGER'S REPORT, JANUARY 7, 1977 (PROPERTIES - 3)

Clause No. 3 Continued

The Supervisor of Properties is of the opinion that the suggested new rents represent market rental value.

It is recommended that the rents for the period January 1, 1977 to June 30, 1979 be set at the rates indicated."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Harbour Park: Lease and Right of First Refusal to Ardiem Industrial Corp.

The Director of Legal Services reports as follows:

"On October 19, 1976 Council gave final approval of a sub-lease to Ardiem Industrial Corporation of a portion of Harbour Park property leased by Harbour Park Developments Ltd. from the National Harbours Board. At the same time final approval was given to a right of first refusal agreement with Ardiem Industrial Corporation concerning the construction and/or administration of any marina which might be installed on the site. Ardiem Industrial Corporation has now requested that the arrangements go forward on the basis that the City and Harbour Park Developments Ltd. contract with Harbour Ferries Ltd. rather than Ardiem Industrial Corporation. Harbour Ferries Ltd. is a wholly owned subsidiary of Ardiem Industrial Corporation and so the City is in effect dealing with the same personalities. Such an arrangement simply has certain internal advantages for Ardiem.

The Director of Legal Services recommends that the sub-lease to and right of first refusal agreement with Ardiem Industrial Corporation which was approved October 19, 1976 now be concluded as approved save and except that the City and Harbour Park Developments Ltd. contract with Harbour Ferries Ltd. rather than Ardiem Industrial Corporation."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 17